



SAN FRANCISCO PLANNING DEPARTMENT

Addendum to Supplemental Environmental Impact Report

Addendum Date: June 22, 2017
Case No.: **2015-015229ENV**
Project Title: **Asian Art Museum Expansion and Improvements**
EIR: Asian Art Museum, Final Supplemental Environmental Impact Report
Case No. 97.750E, certified December 10, 1998
Zoning: P (Public) District
80-X Height and Bulk District
Block/Lot: 0353 / 001
Project Sponsor: Carolyn Kiernat, Page & Turnbull for Asian Art Museum
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1.0 BACKGROUND

The Asian Art Museum is located at 200 Larkin Street in the Civic Center Historic District. The building parcel occupies a full city block on a rectangular lot bounded by Larkin Street to the west, Hyde Street to the east, McAllister Street to the north, and Fulton Street to the south. The four-story, city-owned building opened in 1917 as the San Francisco Main Public Library.

In 1992, the San Francisco Planning Commission certified the San Francisco Main Library Environmental Impact Report (“the Main Library EIR”) for a three-part project including construction of a new main library, conversion of the old main library building for use by the Asian Art Museum, and construction of a pedestrian mall on Fulton Street between Larkin and Hyde Street.¹ At that time, proposed alterations to the main library building to accommodate the Asian Art Museum were based on a 1988 conceptual design.²

Subsequent to EIR certification, the Board of Supervisors designated the Civic Center Historic District on December 23, 1994.³ The old main library building is a contributory building within this local district. Besides controls on building exteriors, the Civic Center Historic District recognizes the importance of certain interior spaces in Civic Center buildings, including the old main library. A certificate of appropriateness is required for alterations to these spaces, as well as for major exterior alterations. The planning department prepared an EIR addendum, dated May 1, 1996, that reviewed the Asian Art Museum portion of the project in light of these changed circumstances.

¹ San Francisco Planning Department, *Case No. 90.808E: San Francisco Main Library Final Environmental Impact Report*, February 27, 1992.

² William Turnbull Associates, *Asian Art Museum – Main Public Library Building: A Feasibility Study*, April 1988.

³ San Francisco Planning Code Article 10, Appendix J.

In 1996, the San Francisco Library Commission and the San Francisco Board of Supervisors approved the transfer of the old main library building from the jurisdiction of the library commission to the Asian Art Commission, which then selected an architect and proceeded with the museum design. This more detailed design for alterations of the old main library building contained new information that was not known at the time of the Main Library EIR certification. Therefore, the planning department prepared a supplemental EIR (“the Asian Art Museum SEIR” or “1998 SEIR”) to provide updated information about project design and evaluate associated impacts, and additional analysis of alternatives.⁴ In addition to impacts on historic architectural resources, the Asian Art Museum SEIR evaluated effects related to urban design, shadow, transportation, and air quality in light of the more detailed design information, as well as potential changes in circumstances or potential new information. Effects for other topics were not expected to differ from those analyzed in the Main Library EIR and no new analysis was provided.

The Asian Art Museum SEIR evaluated the adaptive reuse of the old main library building in three phases. Phase 1 of the project provided 180,000 square feet of gallery, office, conservation, research, education, retail and storage space for the Asian Art Museum (previously located in Golden Gate Park), and included seismic upgrades, alterations to the exterior and interior of the building, and an underground extension that would be about 12 feet above grade at 45 Hyde Street. Phase 1 of the project included the following: installation of a base isolation foundation system and concrete shear walls; expansion of the existing basement and lower level onto part of the 45 Hyde Street portion of the site; construction of an outdoor dining terrace along the Fulton Street wing; loading dock; exterior changes to windows and doorways; interior changes such as creation of a central court, exhibition galleries, café, offices, storerooms, etc.; and a new glass-enclosed stairway or escalator to the second and third floors. Phase 1 was approved and construction was completed in 2003.

Phases 2 and 3 of the project evaluated in the SEIR included future additions to the old main library building at 45 Hyde Street, subject to available funding. Phase 2 would include a three-story addition atop the lower level expansion (part of the base project) to contain a 400-seat auditorium/theater and two levels containing approximately 16,500 square feet of museum gallery and office space and 4,000 square feet of service space for the auditorium. The addition would be approximately 80 feet tall, corresponding to the height of the old main library building. A second loading ramp would access the basement of the addition to serve the auditorium/theater. Phase 3 would extend the existing building’s north wing from the old main library’s McAllister Street façade east to near Hyde Street, also at 80 feet in height. It would include 15,000 square feet of galleries and museum office space, and about 5,000 square feet of work rooms, storage, and other service space. No project design details of the future phases 2 and 3 were available at the time the Asian Art Museum SEIR was certified.

The proposed Asian Art Museum Expansion and Improvements Project considered in this addendum is a modification of the future phase 2 and 3 additions to the old main library building contemplated and evaluated in the Asian Art Museum SEIR. The proposed project would modify certain elements of the phase 2 and 3 additions analyzed in the SEIR and provides design details previously unknown. This addendum evaluates whether the proposed modifications to the project previously analyzed (hereinafter the “modified project”), would result in new or substantially more severe impacts on the environment than were identified in the SEIR.

⁴ San Francisco Planning Department, *Case No. 97.750E: Asian Art Museum, Final Supplemental Environmental Impact Report*, December 10, 1998.

2.0 PROPOSED ASIAN ART MUSEUM EXPANSION AND IMPROVEMENTS PROJECT

The modified project proposes the addition of a single-story, 13,000-square-foot special exhibitions pavilion with a rooftop terrace at the rear of the building facing Hyde Street (**Figure 1**). The proposed addition would be constructed on top of the existing, non-historic, ground floor level conservation laboratory spaces, preparation shops, and mechanical rooms that were constructed during the building's 2003 renovation and identified as areas for future expansion in the Asian Art Museum SEIR. The new construction would use the existing seismic base isolation system. The proposed special exhibitions art pavilion would include an 8,500-sf special exhibition gallery, a 1,000-square-foot gallery lounge, and a 2,800-square-foot gallery lobby, along with new restrooms and necessary support spaces. The new gallery would provide contiguous, column-free exhibition space with 16.5-foot clear ceiling height to feature travelling exhibitions that the museum cannot accommodate within its existing facilities. A new 7,500-square-foot art terrace with glass railing would be constructed on the roof of the special exhibition pavilion. At the north side of the art terrace would be a mechanical enclosure/storage room to conceal the building ductwork and relocated laboratory exhaust. The proposed addition would be approximately 22 feet tall, which would raise the building height to approximately 30 feet. The proposed mechanical room on the northern edge would extend above the roof to a height of approximately 41 feet.

The proposed addition would be clad with terra cotta or precast stone tiles that have a size similar to the granite blocks of the existing base. The pavilion lounge would have large windows facing Hyde Street. The glazing would be faceted and the glass panels would protrude beyond the face of the building. The proposed elevator tower and mechanical/storage enclosure would be clad with zinc panels that have a patina. A sidewalk level façade could be used as a community art wall.

The project would also include improvements at the ground level to the main entrance lobby, new admission desks configured to allow the direct connection to the great hall and loggia by the existing ceremonial stair, new public information desk, and renovation of the education classrooms. Work on the first floor special exhibition galleries, as well as the second and third floor permanent collections galleries would include new exhibition cases and configurations to accommodate 15 masterpieces, including new electrical and data infrastructure. No historic elements would be altered inside the building. Minor renovation is proposed at the lower level, including an expanded mechanical room and reconfiguration of back-of-house spaces.

At the base of the existing loading area, located to the north of the ground level structure (and proposed addition), the project would install a new freight elevator and expanded loading dock, and modify the loading ramp driveway and gate. The proposed freight elevator area would provide access to the pavilion lobby and the roof terrace. The height of the elevator penthouse would be approximately 50 feet with the elevator machine room located within and above the trash/generator building. Alterations to the loading facilities would widen the existing driveway (removing one street tree) and replace the loading dock gate. The existing curb cut would be extended approximately 4 feet to accommodate the widened driveway. Additional streetscape improvements include textured curb cut at loading dock, new lighting on the soffit beneath the pavilion and at the sidewalk, and audible and visual alarms for truck delivery.

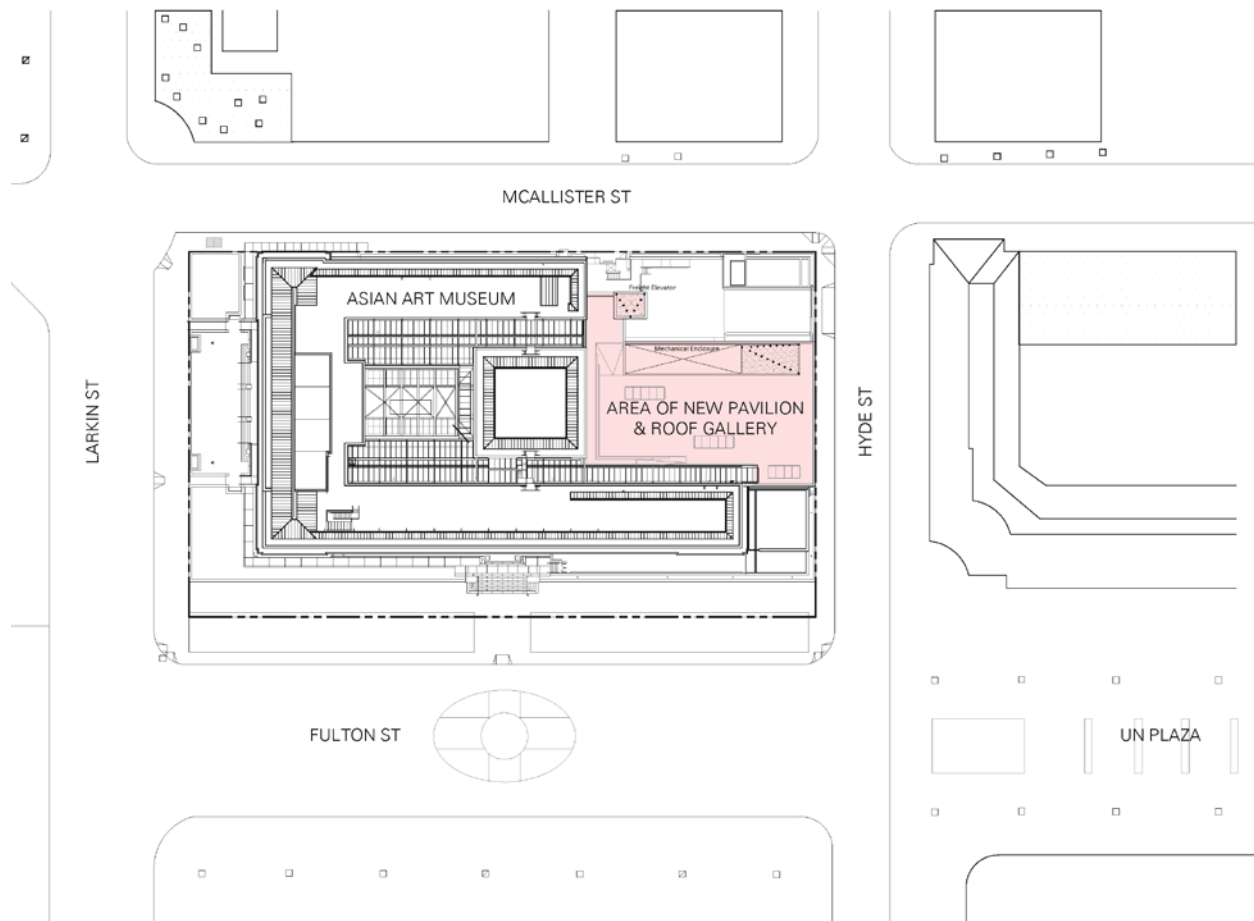


Figure 1. Project Location

Project construction is estimated to last approximately 15 months. Because the project would use the existing seismic base isolation, no pile driving would be required. Construction of the proposed freight elevator would require excavation of an approximately 400-square-foot area to a depth of 7 feet.

The new pavilion gallery and art terrace would operate during normal museum operating hours, 9 a.m. to 5 p.m., seven days per week. The Asian Art Museum would continue to host both museum-programmed events and to rent museum space to outside groups. Activities during these hours would include educational programs, school groups, art classes, art terrace tours, social gatherings or meetings, and café service and seating.

In addition, the proposed art terrace would be used on evenings for educational programs, art making, social gatherings, weddings, corporate events and community activities. The terrace may be tented depending on the time of year and activity, and would have built-in structural elements for the rapid assembly/disassembly of a tent, which would be set back at least 30 feet from Hyde Street. The museum anticipates use of the art terrace in the evening hours approximately six times per month except

December when up to 10 evening events may occur. All evening events would obtain the required permits and approvals in accordance with the San Francisco Noise Ordinance.

New exhibit installation (including loading and unloading of artwork) is anticipated to occur two to three times per year.

3.0 MODIFICATIONS FROM PREVIOUS PROJECT

The proposed project is generally consistent with the future phase additions analyzed in the Asian Art Museum SEIR: the project is located within the expansion footprint and at a smaller scale than previously envisioned. The proposed art pavilion would be located on top of the ground level offices that were constructed with seismic base isolation features in anticipation of future development. The future addition was estimated to encompass approximately 20,500 square feet; the proposed project would be 13,000 square feet. The future addition was anticipated to add three stories above the ground level offices and to extend the building to a height of 80 feet. The proposed project would add one level and a rooftop terrace above the ground level offices for a total building addition height of 30 feet (excepting the 11-foot rooftop mechanical enclosure). The proposed freight elevator would be located within an area proposed for a base-isolated extension of the building's north wing along McAllister Street, also to a height of 80 feet. The proposed freight elevator would be 50 feet tall. The proposed project would alter the existing driveway, rather than add a new driveway.

The proposed art pavilion provides slightly less gallery space than previously considered and does not include the auditorium/theater that was previously proposed as part of the future additions. Instead, it proposes a gallery lounge and rooftop terrace. Museum operations would be generally consistent with those analyzed in the 1998 SEIR, which presumed increases in visitors for special exhibitions, presentations, and films.

4.0 PURPOSE OF THE ADDENDUM

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, "[i]f, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of the California Environmental Quality Act (CEQA), that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter." In addition, CEQA section 21166 and CEQA Guidelines sections 15162-15164 provide that when an EIR has been prepared for a project, no subsequent or supplemental EIR shall be required unless one or more of the following events occurs: (1) substantial changes are proposed in the project which will require major revisions of the EIR; (2) substantial changes occur with respect to the circumstances under which the project is being undertaken will require major revisions in the EIR; or (3) new information, which was not known and could not have been known at the time the EIR was certified as complete, becomes available. The lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of these conditions has occurred.

Since certification of the EIR, no changes have occurred in the circumstances under which the Asian Art Museum project as currently proposed would be implemented. No new information has emerged that

would materially change the analyses or conclusions set forth in the SEIR. Therefore, these issues are not discussed further in the addendum.

This addendum evaluates the potential environmental effects of the proposed project modifications from the 1998 Asian Art Museum project described above, and applies applicable mitigation measures from the 1992 Main Library EIR, 1996 addendum, and the 1998 Asian Art Museum SEIR (presented in Appendix A). This addendum also analyzes two mitigation measures that were imposed at the time of project approval for which the City has developed additional guidance to facilitate mitigation measure implementation. Revisions to the 1998 SEIR archeological resources and construction air quality mitigation measures are proposed to clarify the requirements needed to meet the performance standards established by these measures. These topics are discussed further in section 5.0.

This addendum will be used to support the following project approvals by City agencies needed for implementation of the Asian Art Museum Expansion and Improvements Project:

- Certificate of appropriateness for additions within the Civic Center Historic Landmark District (Planning Commission, Historic Preservation Commission);
- General plan referral of findings of consistency with the proposal and the general plan and the priority policies as outlined in planning code section 101.1 (Planning Department);
- Building permit for new construction (Department of Building Inspection); and,
- Approval of street improvements and other public infrastructure improvements (Public Works).

5.0 ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

The 1992 Main Library EIR, 1996 addendum, and 1998 Asian Art Museum SEIR analyzed the environmental effects of implementing the Asian Art Museum project. At that time, few details were available regarding the potential future Phase 2 and Phase 3 museum expansions. The proposed Asian Art Museum Expansion and Improvements Project (the modified project) has been further refined and modified from the original two-phase addition described in the 1998 SEIR; however, as shown in the analysis below, the modified project would not result in new environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures, and no new information has emerged that would materially change the analyses or conclusions set forth in the 1998 SEIR. Therefore, as discussed in more detail below, the modified project would not change the analysis or conclusions reached in the previous EIRs.

Historical Resources

The 1998 Asian Art Museum SEIR determined that the conversion of the former main library to house the Asian Art Museum would have significant impacts on historical resources. As discussed in section 1.0, Project Background, any alteration of the Asian Art Museum requires a certificate of appropriateness from the Planning Commission and the Historic Preservation Commission finding that the proposed construction/alteration would not materially impair the Civic Center Historic District. Therefore, the modified project cannot be approved if it would have a significant impact on historical resources. As stated above, the proposed addition is within the envelope of and is smaller than the future phase 2 and 3 additions evaluated in the 1998 SEIR. The Planning Department's preservation staff has reviewed the

design of the modified project and found that there would be no adverse impacts on historical resources.⁵ Staff has determined that the proposed work would be compatible with the character-defining features of the building, and would be in conformance with the requirements of Article 10 for new construction in a landmark district and the *Secretary of the Interior's Standards for Rehabilitation*.⁶ Therefore, the modified project would not have new significant impacts or increase the severity of the previously identified impacts on historical resources.

Archeological Resources

As disclosed in the 1992 Main Library EIR, the project site was formerly part of the Yerba Buena Cemetery from the early 1850s to mid-1860s. The cemetery occupied a large triangular parcel bounded by Market, McAllister and Larkin Streets. Despite the fact that remains were relocated from the cemetery for construction of City Hall in 1871, graves were reportedly uncovered during the construction of City Hall and later during construction of the Federal Office Building on UN Plaza in 1934. The EIR concluded that further human remains could be located on the Asian Art Museum site and encountered during project excavation and grading. The EIR included a mitigation measure to reduce potential impacts on archeological resources. The mitigation measure requires that the project sponsor retain the services of an archaeologist, who would consult with the planning department's Environmental Review Officer (ERO) to determine appropriate procedures prior to and during project excavation, and in the event archeological resources are encountered (refer to Exhibit A for previous EIR mitigation measures applicable to the project). Since 1992, the ERO has developed detailed guidance for implementation of archeological resources mitigation to avoid and reduce impacts on archaeological resources. To be consistent with current standard language, the 1992 Main Library EIR mitigation measure has been revised and replaced with the Revised Archeological Mitigation Measure, presented below in section 6.0. This revised mitigation measure does not reflect any change in the severity of potential impacts on archeological resources resulting from the modified project, and would not change the analysis or conclusions reached in the EIR.

Shadow

Planning code section 295 generally prohibits new buildings that would cause significant new shadow on open space under the jurisdiction of the San Francisco Recreation and Parks Department, such as UN Plaza located directly across Hyde Street to the southeast of the Asian Art Museum. In accordance with section 295, a site-specific shadow analysis determined that the modified project would not contribute new shadow on UN Plaza at any time through the year.⁷ As such, the modified project would not change the analysis or conclusions reached in the 1998 SEIR regarding shadow impacts on open space.

Noise

The 1992 Main Library EIR found that project construction activity would temporarily increase noise levels above existing levels in the project vicinity, particularly during pile driving for construction of the new main library building. Construction of the modified project would not require pile driving; however,

⁵ San Francisco Planning Department, Certificate of Appropriateness Case Report, Case No. 2016-016257COAGPR, 200 Larkin Street, Hearing Date July 19, 2017.

⁶ U.S. Department of the Interior, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, 1995.

⁷ CADP, *Asian Art Museum Pavilion Addition Shadow Analysis*, April 13, 2017.

noise levels associated with typical construction equipment would be similar to (or less than) that evaluated in the 1992 EIR. Construction noise impacts would be reduced by EIR noise mitigation measures that require the project contractor to use state-of-the-art noise shielding and muffling devices and to construct noise barriers around stationary equipment such as compressors. With implementation of these mitigation measures, presented below in section 6.0, construction noise impacts of the modified project would remain less than significant.

In addition, all construction activities for the proposed project (approximately 15 months) would be subject to and required to comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The noise ordinance requires construction work to be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of Public Works or the Director of the Department of Building Inspection to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of Public Works authorizes a special permit for conducting the work during that period.

The building department is responsible for enforcing the noise ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The police department is responsible for enforcing the noise ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 15 months, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the noise ordinance. The modified project would not change the analysis or conclusions reached in the EIR and the construction noise impacts would be less than significant.

With the proposed expansion and improvements under the modified project, the Asian Art Museum would continue existing art gallery hours and operations, with the exception of occasional special events that may occur on the art terrace. Events are anticipated to occur approximately six times per month, and somewhat more frequently in December. Noise from activities on the art terrace could affect residences approximately 200 feet away on McAllister Street; however, the intervening 11-foot-tall rooftop mechanical enclosure along the northern edge of the rooftop terrace would act as a sound barrier and would reduce potential noise levels at these nearby residences. Further, the proposed project would be subject to section 2909(a) of the Police Code, which states that “[n]o person shall produce or allow to be produced by any machine or device, music or entertainment or any combination of same” a noise level exceeding 5 dBA above the local ambient at any point outside of the property plane. Compliance with section 2909(a) would result in less-than-significant noise impacts on nearby residences related to potential noise from rooftop terrace use. Therefore, the modified project would not change the conclusions reached in the previous EIRs regarding noise and no new mitigation is required.

Transportation

The 1998 Asian Art Museum EIR found that the transportation impacts related to construction, transit, pedestrians, and museum visitor and employee trips would be less than significant. The analysis included the effects of peak attendance for “blockbuster” exhibitions, implementation of a 400-seat auditorium/theater addition, and the potential future extension of the McAllister Street wing. Modified project operations, including peak visitor attendance for exhibitions and events, would be similar to that analyzed in the 1998 SEIR.

Project construction would be less intensive than for the future additions analyzed in the 1998 SEIR. Mitigation measures require coordination of construction with City departments to ensure adequate pedestrian safety during the construction period, and may include flag persons, warning signs, barriers and traffic control, as required by the San Francisco Municipal Transportation Agency. In addition, signage alerting construction truck drivers of the Civic Center playground would be posted at the construction site, as presented below in section 6.0.

Proposed streetscape modifications to the existing driveway width and gate, the sidewalk, and sidewalk trees are similar to those described in the 1998 SEIR. The proposed changes would require approval from San Francisco Public Works.

For these reasons, the modified project would not change the analysis or conclusions in the 1998 SEIR and no further analysis is required.

Air Quality

The 1992 Main Library EIR found that emissions from vehicle trips, combustion of natural gas for building space and water heating, and construction would increase particulate matter (PM₁₀) concentrations, which could increase the frequency of particulate standard violations with concomitant health effects resulting from exposure of sensitive receptors to toxic air contaminants. The EIR included mitigation measures for project construction to reduce construction dust and to minimize exhaust emissions of PM₁₀ and other pollutants from construction vehicles and equipment.

Since 1992, the planning department has developed detailed guidance for implementation of construction air quality mitigation to avoid and reduce impacts to regional air quality and health effects that could result from exposure to air contaminants. This construction air quality mitigation measure establishes a performance standard for construction emissions reductions and requires project sponsors to develop a plan demonstrating that construction equipment would achieve this performance standard. The San Francisco Planning Department has clarified how the performance standard can be achieved to facilitate implementation of the measure. The Revised Construction Air Quality Mitigation Measure, presented below in section 6.0, provides equal or better mitigation for construction exhaust emissions than that provided in the 1992 EIR. With implementation of the 1992 construction dust measure and the Revised Construction Air Quality Mitigation Measure, the modified project’s air quality impacts would be less than significant.

The modified project would not increase the severity of these air quality impacts, result in new significant effects, or require new mitigation measures for air quality effects. The modified project would not change

the analysis or conclusions reached in the EIR and air quality impacts would remain less than significant with mitigation.

Other Environmental Topics

The previous EIRs found the Asian Art Museum project would have less-than-significant impacts related to urban design and visual quality, wind, geology and seismicity, hazards, and growth inducement. The modified project is consistent with the Asian Art Museum project evaluated in these EIRs because it would be located within the footprint and height of anticipated future phase expansions. Therefore, the modified project would not change the analysis or conclusions reached in the previous EIRs and the impacts on these other environmental topics would remain less than significant.

6.0 MITIGATION MEASURES

Mitigation measures established in the 1998 SEIR for the Asian Art Museum (Exhibit A) that would still apply to the modified project are presented below. As discussed above, two of the mitigation measures have been modified to clarify the requirements for meeting the performance standard specified by the measure consistent with current planning department practices.

NOISE

- The project contractor(s) would be required by the project sponsor to use construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor could require the general contractor(s) to construct barriers around the 45 Hyde Street site and around stationary equipment such as compressors, which would reduce construction noise by as much as five dBA, and to locate stationary equipment in pit areas or excavated areas, as these areas shall serve as noise barriers.

TRANSPORTATION

To minimize the potential for pedestrian-truck conflicts during construction, the project sponsor would post signs at the construction site and advise construction truck drivers of the presence of the Civic Center Tot Lot and playground, across Larkin Street from the project site.

REVISED ARCHEOLOGICAL RESOURCES: (Archeological Testing)

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the planning department archeologist. The project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data

recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) and (c).

Consultation with Descendant Communities: On discovery of an archeological site⁸ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative⁹ of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

⁸ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

⁹ An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project.

Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the

FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

REVISED CONSTRUCTION AIR QUALITY

The project sponsor or the project sponsor's Contractor shall comply with the following

A. *Engine Requirements.*

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.
2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.
3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit.
4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.

B. *Waivers.*

1. The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).
2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

** Alternative fuels are not a VDECS.

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.
2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.
3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.

D. *Monitoring.* After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.

7.0 CONCLUSION

Based on the foregoing, it is concluded that the analyses conducted and the conclusions reached in the final SEIR certified on December 10, 1998 remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no additional environmental review is required beyond this addendum.

Date of Determination:

June 22, 2017

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for 

Lisa M. Gibson
Environmental Review Officer

cc: Carolyn Kiernat, Page & Turnbull
Joanne Chou, Asian Art Museum
Caryl Sherpa, Asian Art Museum
Eiliesh Tuffy, Current Planning

Bulletin Board / Master Decision File
Distribution List

Exhibits

Exhibit A – Applicable Mitigation Measures from Previous EIRs

Exhibit A – Applicable Mitigation Measures from Previous EIRs

ARCHAEOLOGICAL RESOURCES

MEASURE FROM THE 1992 FEIR

The sponsor would retain the services of an archaeologist. The Environmental Review Office (ERO) in consultation with the President of the Landmarks Preservation Advisory Board (LPAB) and the archaeologist would determine whether the archaeologist should instruct all excavation and foundation crews on the project site of the potential for discovery of cultural and historic artifacts, and the procedures to be followed if such artifacts are uncovered.

Given the archival history of the project site, an historical archaeologist would be present during site excavation and would record observations in a permanent log. The ERO would also require cooperation of the project sponsor in assisting such further investigations on site as may be appropriate prior to or during project excavation, even if this results in a delay in excavation activities.

Should archaeological resources be found following commencement of excavation activities, the archaeologist would assess the significance of the find, and immediately report to the ERO and the President of the LPAB. Excavation or construction activities which might damage the discovered cultural resources would be suspended for a maximum of four weeks (cumulatively for all instances where the ERO has required a delay in excavation of construction) to permit inspection, recommendation and retrieval, if appropriate. Upon receiving the advice of the consultants and the LPAB, the ERO would recommend specific action to protect the resources, if necessary.

Following site clearance, an appropriate security program would be implemented to prevent looting. Any discovered cultural artifacts assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB would be placed in an appropriate repository as determined by the ERO. Copies of the reports prepared according to these mitigation measures would be sent to the Northwest Information Center of the California Historical Resources Information System at Sonoma State University along with three copies to the ERO.

This measure has been updated with the Revised Archeological Mitigation Measure (Archeological Testing) included in the June 22, 2017 addendum.

TRANSPORTATION

MEASURES FROM THE 1992 FEIR

- The placement of paving, landscaping or structures in the sidewalk area (subject to City approval) would be done in such a way as to minimize interference with pedestrian traffic.

This measure is no longer needed due to required review and approval of streetscape improvements by San Francisco Public Works.

- The Asian Art Museum would provide traffic control personnel on Hyde Street during truck movements to ensure the safety of pedestrians and to minimize transit and automobile traffic disruption. The Museum would install a lighted sign and/or a noise emitting device at the entrance to its loading dock to alert pedestrians to vehicles exiting the loading area.

These measures are no longer needed due to required compliance with regulations for working in San Francisco streets administered by the San Francisco Municipal Transportation Agency. These regulations include requirements for lane closures, parking removal, sidewalk closures, transit operations, and emergency procedures for construction.

MEASURE FROM THE 1996 FEIR ADDENDUM

~~In order to provide for pedestrian safety during the construction period for the Asian Art Museum, the museum's construction manager would ensure that pedestrian walkways are maintained, as determined to be necessary by the Traffic Engineering Division of the Department of Parking and Traffic, during remodeling of the existing library building and construction of the addition to that building. Coordination between the Project Sponsor, construction contractor and City departments would also include the development of measures to ensure adequate pedestrian safety during the construction period. Typically, these measures include the placement of flag persons, warning signs, and barriers to control and protect pedestrian and auto traffic from construction vehicles, activity and equipment.~~

As described above, with compliance with construction regulations this measure is no longer necessary to reduce project construction impacts on pedestrians.

MEASURE FROM THE 1998 SEIR

To minimize the potential for pedestrian-truck conflicts during construction, the project sponsor would post signs at the construction site and advise construction truck drivers of the presence of the Civic Center Tot Lot and playground, across Larkin Street from the project site.

AIR QUALITY

REVISED MEASURE FROM THE 1992 FEIR

The project sponsor would require the contractor(s) to sprinkle exterior demolition sites with water during demolition, excavation and construction activity; sprinkle unpaved exterior construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during demolition and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose.

This measure is no longer necessary due to mandatory compliance with Article 22B of the San Francisco Health Code, Construction Dust Control Requirements.

MEASURE FROM THE 1992 FEIR

~~The project sponsor would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of PM₁₀ and other pollutants, by such means as a prohibition on idling of motors when equipment so not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.~~

This measure has been replaced with the Revised Air Quality mitigation measure included in the June 22, 2017 addendum.

NOISE

MEASURES FROM THE 1992 FEIR

- ~~• If pile driving were included in the project, the project sponsor would consult with the Department of Public Works to determine the time when pile driving would cause the least disturbance to neighboring uses. The project sponsor would require that the construction contractor(s) limit pile driving activity to result in least disturbance to people. This could require a work permit from the Director of Public Works pursuant to San Francisco Noise Ordinance Section 2908, if pile driving during nighttime hours were determined to be less disruptive to neighboring uses.~~

- ~~If pile driving were included in the project, the project sponsor would require that the project contractor(s) predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving.~~

No pile driving is proposed as part of the project; therefore, these construction noise control measures are no longer necessary.

- The project contractor(s) would be required by the project sponsor to use construction equipment with state-of-the-art noise shielding and muffling devices.
- ~~As recommended by the Environmental Protection Element of the San Francisco General Plan, an analysis of noise reduction measures would be prepared by the project sponsor and recommended noise insulation features would be included as part of the proposed buildings. For example, such design features could include fixed windows and climate control.~~

This measure is no longer necessary due to mandatory compliance with the California Green Building Code requirements for acoustical and thermal comfort control.

- The project sponsor could require the general contractor(s) to construct barriers around the 45 Hyde Street site and around stationary equipment such as compressors, which would reduce construction noise by as much as five dBA, and to locate stationary equipment in pit areas or excavated areas, as these areas shall serve as noise barriers.

GEOLOGY/HYDROLOGY

MEASURES FROM THE 1992 FEIR

- ~~One or more geotechnical investigations by a California licensed geotechnical engineer are included as part of the project. The project sponsor and contractor(s) would follow the recommendations of the final geotechnical report(s) regarding any excavation and construction for the project.~~
- ~~The project sponsor would require the general contractor(s) to install and maintain sediment traps in local stormwater intakes during the construction period to reduce the amount of sediment entering the storm drain/sewer lines, if this is found necessary by the Industrial Waste Division of the Department of Public Works.~~
- ~~The project sponsor and contractor(s) would follow the geotechnical engineers' recommendations regarding installation of settlement markers around the perimeter of shoring to monitor any ground movements outside of the shoring itself. Shoring systems would be modified as necessary in the event that substantial movements were detected.~~
- ~~Should dewatering be necessary, the final soils report would address the potential settlement and subsidence impacts of this dewatering. Based upon this discussion, the soils report would contain a determination as to whether or not a lateral and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works would require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the project sponsor to perform this monitoring. Groundwater observation wells would be installed to monitor the level of the water table and other instruments would be used to monitor potential settlement and subsidence. If, in the judgment of the Special Inspector, unacceptable subsidence were to occur during construction, groundwater recharge could be used to halt this settlement. The project sponsor would delay construction if necessary. Cost for the survey and any necessary repairs to service under the street would be borne by the project sponsor.~~

- Preliminary investigation for the seismic upgrade of the [old Main] Library building for the Asian Art Museum indicates that dewatering may not be necessary. A geotechnical report would be prepared and its recommendations followed.

These measures are no longer necessary due to required compliance with the San Francisco Building Code, and the Public Works Code, Ordinance No. 260-13, which requires all construction sites to implement best management practices designed to prevent the discharge of sediment, non-stormwater and wastewater runoff from a site.

HAZARDS

MEASURE FROM THE 1996 FEIR ADDENDUM

~~If dewatering were necessary, groundwater pumped from the site shall be retained in a holding tank to allow suspended particles to settle, if this is found necessary by the Industrial Waste Division of the Department of Public Works, to reduce the amount of sediment entering the storm drain/sewer lines. Any groundwater encountered during construction shall be subject to the requirements of the City's Industrial Waste Ordinance (Ordinance No. 199 77), requiring that groundwater meet specified standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the Department of Public Works must be notified of projects necessitating dewatering. That office may require analysis before discharge.~~

This measure is no longer required due to mandatory compliance with San Francisco Municipal Code Article 4.1, Chapter X, Part II which requires a wastewater discharge permit from the San Francisco Public Utilities Commission for any construction dewatering discharges to the sewer system.

REVISED MEASURE FROM THE 1996 FEIR ADDENDUM

~~The project sponsor would ensure that building surveys have been, or are, conducted to identify asbestos-containing materials, PCB-containing electrical equipment, lead-based paint, fluorescent light tubes that may contain mercury, and any other potentially hazardous building materials. If necessary to protect public health, construction workers, or the environment, removal, abatement, and disposal of identified hazardous building materials or other hazardous substances would be conducted prior to demolition of existing structures, as required by the Bay Area Air Quality Management District, the California Occupational Safety and Health Administration, and federal, state, and local laws, including Titles 22 and 23 of the California Code of Regulations (Hazardous Materials and Water Quality), Chapter 36 of the San Francisco Building Code (Work Practices for Exterior Lead-Based Paint), and the City's Hazardous Materials Ordinance.~~

This measure is no longer required due to mandatory compliance with state and local regulations for hazardous building materials.